



Floyd Way | Ashington | NE63 0FE

**£219,950**

A beautifully presented three-bedroom semi-detached home, perfect for modern family living. Ideally situated in a sought-after location, this property offers a wonderful blend of style, comfort, and space.

Step inside to find a fantastic contemporary kitchen, designed with both functionality and aesthetics in mind — perfect for cooking, entertaining, and family gatherings. The bright and airy living spaces create a warm, welcoming atmosphere throughout.

Upstairs, you'll find three generously sized bedrooms, providing ample space for the whole family. The main bedroom boasts its own private ensuite, adding a touch of luxury and convenience.

Outside, enjoy a large, well-maintained garden, ideal for summer barbecues, outdoor play, or simply relaxing in your own private oasis.

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**Fantastic contemporary kitchen**

**Large rear garden**

**Spacious Bedrooms**

**Study room**

**Main bedroom with ensuite**

**For any more information regarding the property please contact us today**

**ENTRANCE-** Part glazed composite front door

**ENTRANCE HALLWAY:** Storage cupboard

**CLOAKS/WC:** Low level wc, pedestal wash hand basin, double glazed window, single radiator, tiled flooring

**LOUNGE:** 13'1 (3.99) X 11'4 (3.45)  
Double glazed front window, double radiator, television point

**KITCHEN/DINING ROOM:** 9'4 (2.84) X 14'1 (4.29)  
Double glazed rear window, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, built in electric fan assisted double oven, gas hob with extractor fan above, integrated fridge, freezer, washing machine, dishwasher, tiling to flooring, spotlights, double glazed patio doors to rear.

**FIRST FLOOR LANDING:** Loft access, built in storage cupboard, single radiator

**BEDROOM ONE:** 10'6 (3.20) X 13'10 (4.22)  
Double glazed front window, double radiator

**EN SUITE:** Low level WC, pedestal wash hand basin, shower cubicle, mains shower, part tiling to walls, heated towel rail, tiling to floor.

**BEDROOM TWO:** 9'10 (2.99) X 14'3 (4.34)  
Two double glazed windows, single radiator, air con unit

**BEDROOM THREE:** 9'5 (2.87) X 9'5 (2.87)  
Double glazed rear window, single radiator

**STUDY:** 5'5 (1.65) X 7'4 (2.24)  
Double glazed rear window, single radiator

**BATHROOM/WC:** 3 piece white suite comprising: Pedestal wash hand basin, low level wc, double glazed side window, single radiator, part tiling to walls, tiled flooring

**FRONT GARDEN:** Driveway leading to garage, blocked paved

**REAR GARDEN:** Laid mainly to lawn, patio area

**GARAGE:** Single integral garage, power and lighting.





#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: B

**GD/FG AS00010337 VERSION 1**



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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